

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use of the land from Conservation Use Zone to Residential Use Zone of the site in Sy.No. 696 of Janwada (V), Shankarpally (M), Ranga Reddy District (earlier in Sy.No.297 of Kollur Village of Medak District) to an extent of Ac. 33.00 gts. - Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 293

Dated: 26.07.2011.

Read the following:

1. From the O/o the Collector, Ranga Reddy district, Lr.No. D1/5897/2007, dated: 28.01.2008.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.2155/MP1/ HMDA/2010, dated: 11.10.2010.
3. From the Deputy Director (FAC), Central Survey Office, Hyderabad L.Dis.No. A1/33/2011, dated: 24.01.2011.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.2155/Plg/MP1/ HMDA/2010, dated: 24.01.2011 and dated: 24.06.2011.
3. Government Memo No. 20296/11/2010-5, Municipal Administration & Urban Development Department, dated: 28.06.2011.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.2155/MP1/Plg/HMDA/ 2010, dated: 23.07.2011.

ORDER:

The draft variation to the land use envisaged in the notified Master Plan of Kollur for non-Municipal area, issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 322, Part-I, dated: 30.06.2011. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.67,07,686/- (Rupees Sixty Seven lakhs Seven thousands Six hundred and Eighty Six only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 28.07.2011.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy district, Hyderabad.
Sf /Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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**APPENDIX
NOTIFICATION**

Whereas, the Joint Collector, Ranga Reddy District in the letter first read above has reported that in pursuance of the orders of the Hon'ble High Court Dated:12.02.2002 in W.A.No.1099/2000 read with orders of the Commissioner, Survey, Settlement & Land Records in file No.P5/1292/94, Dated:25.03.1995 and Chief Commissioner of Land Administration, A.P., Hyderabad vide Lr.No.P5/1798/2003, Dated:04.06.2003, orders have been issued to correct the boundary under section 90 of A.P. (TA) Land Revenue Act, 1317-F while showing the land of Sy.No.297 to an extent of Acs.33-36 gnts. of Kollur Village of Medak District and to include the same in Sy.No.696 of Janwada Village, Shankarpally Mandal of Ranga Reddy district and to effect the correction in Survey & Settlement Records of Janwada Village. Accordingly the correction in Sy.No.696 of Janwada Village has been made vide Rc.No.A4/2733/2003, Dated:07.03.2007 of Asst. Director, Survey & Land Records. As such the land in Sy.No.297 to an extent of Acs.33-06 gts. which is hither to in Kollur Village Medak District and subsequently included in Sy.No.696 of Janwada Village of Shankarpally Mandal.

And whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority informed that as per the remarks of the Revenue officials the said land admeasuring Ac. 33.06 gts is patta land and part and parcel of old Sy.No.885 of Janwada village (New Sy.No.696). The District Collector, Ranga Reddy District in his letter bearing No. D1/1210/2010, dated:08.09.2010 has stated that the said land in Sy.No.696 of Janwada Village (earlier in Sy.No.297 of Kollur Village of Medak District) is not declared under surplus and does not fall in any tank bed / water body area and it is a patta land. The applicants are having title on the above said lands.

And whereas, the Change of Land Use Committee in its meeting held on 31.01.2011 has recommended the proposal for change of land use of the site under reference from Conservation Use Zone to Residential Use Zone as the site under reference was in Kollur Village of Medak District as on the date of notification of G.O.Ms.No.111, MA & UD Department, Dated:08.03.1996 which was not one of the 84 listed Villages of catchment area of Osmansagar and Himayatsagar Lakes.

Government have carefully examined the entire issue in detail with reference to the reports of revenue officials & Village Maps of Kollur and Janwada both before and after rectification and taking into account of legal aspects, observed that as the land under reference in Sy.No.696 of Janwada Village was earlier part of Sy.No.297 of Kollur Village of Medak District. As on the date of notification of G.O.Ms.No.111, MA & UD Department, Dated: 08.03.1996, the land under reference was in Sy.No.297 of Kollur Village which was not one of the 84 listed Villages of catchment area of Osmansagar and Himayatsagar Lakes. As such the above land is not covered by the orders issued in G.O.Ms.No.111, MA & UD Department, Dated: 08.03.1996 and the subsequent inclusion of the said land in Janwada Village will not change the physical location of land.

Accordingly, Government having in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), issued the draft variation for the Change of land use of the land from Conservation Use Zone to Residential Use Zone of the site in Sy.No. 696 of Janwada (V), Shankarpally (M), Ranga Reddy District (earlier in Sy.No.297 of Kollur Village of Medak District) to an extent of Ac. 33.00 gts. vide reference 5th read above and published in the Extra-Ordinary issue of Andhra Pradesh Gazettee No. 322, Part I, dated: 30.06.2011 inviting objections/suggestions from any person with respect thereto before expiry of stipulated period i.e., fifteen days from the public would be considered by the Government of Andhra Pradesh. But no objections/suggestion have been received by the Government within stipulated period.

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Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, which is the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No. 322, Part-I, Dated 30.06.2011 as required by sub-section (4) of the said section.

VARIATION

The site in Sy.No. 696 of Janwada (V), Shankarpally (M), Ranga Reddy District (earlier in Sy.No.297 of Kollur Village of Medak District) to an extent of Ac. 33.00 gts. which is presently earmarked for Conservation use zone in the notified Master Plan of Kollur for non-municipal area is designated as Residential Use Zone, subject to the following conditions:

1. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the above change of land use is without prejudice to the Court cases / orders if any pending in various Courts.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. that the applicant should obtain the NOC clearance from the HMWS & SB & APPCB at the time of development permission.
14. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH: Kollur village boundary.

SOUTH: Existing 40' road.

Sy.No. 694 and 695 of Janwada village.

EAST : Existing 60' road.

Sy.Nos. 697, 699 & 700 of Janwada village.

WEST : Boundary of Kollur segment master plan,

Vide G.O.Ms.No.288, MA, dated: 03.04.2008.

B. SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER